103.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,700 / 829,700
					USE VALUE:	829,700 / 829,700
					ASSESSED:	829,700 / 829,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STIER GREGORY/ TRUSTEE
Owner 2:	43 WINDMILL LANE TRUST
Owner 3:	
Street 1:	6815 BISCAYNE BLVD
Street 2:	# 280
Twn/City:	MIAMI
St/Prov:	FL Cntry Own Occ: N
Postal:	33138 Type:

PREVIOUS OWNER

Owner 1:	MAJMUDAR MAULIK & SALONY -
Owner 2:	-
Street 1:	43 WINDMILL LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11120.000	302,200		527,500	829,700
Total Card	0.255	302,200		527,500	829,700
Total Parcel	0.255	302,200		527,500	829,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.32 /Parcel: 385.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66430

GIS Ref

GIS Ref

Insp Date 09/20/18

!8220!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	302,200	0	11,120.	527,500	829,700		Year end	12/23/2021
2021	101	FV	290,800	0	11,120.	527,500	818,300		Year End Roll	12/10/2020
2020	101	FV	290,800	0	11,120.	527,500	818,300	818,300	Year End Roll	12/18/2019
2019	101	FV	226,500	0	11,120.	527,500	754,000	754,000	Year End Roll	1/3/2019
2018	101	FV	226,500	0	11,120.	452,200	678,700	678,700	Year End Roll	12/20/2017
2017	101	FV	226,500	0	11,120.	422,000	648,500	648,500	Year End Roll	1/3/2017
2016	101	FV	226,500	0	11,120.	361,700	588,200	588,200	Year End	1/4/2016
2015	101	FV	225,400	0	11,120.	324,000	549,400	549,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:56:48

LAST REV

Date	Time
04/27/21	10:16:16
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAJMUDAR MAULIK	76964-78	1	2/16/2021		825,000	No	No		
SAVA FIRYAL,	71223-365	1	6/27/2018		875,000	No	No		
SAVA BIAGGIO,	55373-329		9/14/2010	Convenience	1	No	No		Biaggio Sava dod 10/9/2017
	11143-220		6/20/1966			No	No		N

USER DEFINED

Prior Id # 1:	66430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2009	1067	Siding	7,500					
9/24/1997	577	Manual	4,200					REROOF
7/29/1992	340		12,000					12X26 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2021	SQ Returned	JO	Jenny O
3/24/2021	SQ Mailed	MM	Mary M
9/20/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	294	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
8/7/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11120		Sq. Ft.	Site		0	70.	0.68	4									527,522						527,500	

Total AC/HA:	0.25528	Total SF/SM:	11120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 527,522	Spl Credit	Total: 527,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	.		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23823524
Const Adj.:	0.99892110
Adj $ / SQ:	123.690
Other Features:	78256
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371211
Depreciation:	69045
Depreciated Total:	302165

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

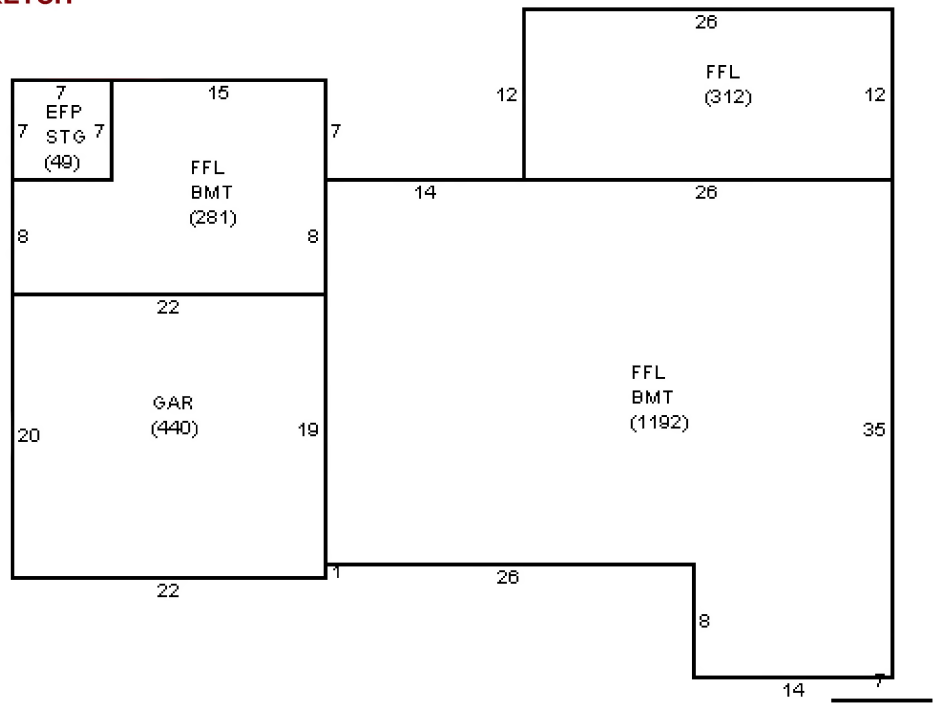
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	123.69
Special Features:	0	Val/Su Net:	79.61
Final Total:	302200	Val/Su SzAd	169.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,785	123.690	220,787
BMT	Basement	1,473	40.080	59,031
GAR	Garage	440	20.660	9,090
EFP	Enclos Porch	49	72.520	3,554
STG	Storage	49	10.070	493

Net Sketched Area:	3,796	Total:	292,955
Size Ad	1785	Gross Area	3796	FinArea	2153
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc